

Imaged Certificate of Notice Page 1 of 4

United States Bankruptcy Court
Eastern District of PennsylvaniaIn re:
William Chaney
Janet Chaney
DebtorsCase No. 16-12050-amc
Chapter 13**CERTIFICATE OF NOTICE**

District/off: 0313-2

User: JEGilmore
Form ID: pdf900Page 1 of 2
Total Noticed: 12

Date Rcvd: Aug 11, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 13, 2020.

db/jdb +William Chaney, Janet Chaney, 7746 Clements Road, Wyncote, PA 19095-2304
 cr Educational Credit Management Corporation, P.O. Box 16408, St. Paul, MN 55116-0408
 cr +Santander Consumer USA Inc., P.O. Box 961245, Fort Worth, TX 76161-0244
 cr +Specialized Loan Servicing LLC, 8742 Lucent Blvd Suite 300, Highlands Ranch, CO 80129-2386
 cr +U.S. BANK NATIONAL ASSOCIATION, 14841 Dallas Parkway, Suite 300, Dallas, TX 75254-7883
 cr +U.S. BANK NATIONAL ASSOCIATION, 14841 dallas pkwy suite 425, dallas, tx 75254-8067
 cr Wells Fargo Bank, N.A./Wells Fargo Home Mortgage, MAC N9286-01Y, 1000 Blue Gentian Road,
 Eagan, MN 55121-7700

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

smg E-mail/Text: megan.harper@phila.gov Aug 12 2020 04:24:59 City of Philadelphia,
 City of Philadelphia Law Dept., Tax Unit/Bankruptcy Dept, 1515 Arch Street 15th Floor,
 Philadelphia, PA 19102-1595
 smg E-mail/Text: RVSVCBICNOTICE1@state.pa.us Aug 12 2020 04:24:48
 Pennsylvania Department of Revenue, Bankruptcy Division, P.O. Box 280946,
 Harrisburg, PA 17128-0946
 smg +E-mail/Text: usapae.bankruptcynotices@usdoj.gov Aug 12 2020 04:24:53 U.S. Attorney Office,
 c/o Virginia Powel, Esq., Room 1250, 615 Chestnut Street, Philadelphia, PA 19106-4404
 cr E-mail/Text: megan.harper@phila.gov Aug 12 2020 04:24:59 City of Philadelphia,
 Law Revenue Department, c/o Pamela Elchert Thurmond, 1401 JFK Boulevard,
 5th Floor, Municipal Services Bldg, Philadelphia, PA 19102
 cr +E-mail/PDF: PRA_BK2_CASE_UPDATE@portfoliorecovery.com Aug 12 2020 04:32:34
 PRA Receivables Management LLC, POB 41067, Norfolk, VA 23541-1067

TOTAL: 5

***** BYPASSED RECIPIENTS (undeliverable, * duplicate) *****

cr* +U.S. Bank National Association, 14841 Dallas Parkway, Suite 425, Dallas, TX 75254-8067
 TOTALS: 0, * 1, ## 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Aug 13, 2020

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 11, 2020 at the address(es) listed below:

DANIEL P. JONES on behalf of Creditor Embrace Home Loans, Inc. djones@sterneisenberg.com,
 bkcecf@sterneisenberg.com
 JEROME B. BLANK on behalf of Creditor Embrace Home Loans, Inc. paeb@fedphe.com
 JEROME B. BLANK on behalf of Creditor U.S. Bank National Association, As Trustee For et al.
 paeb@fedphe.com
 JOHN L. MCCLAIN on behalf of Joint Debtor Janet Chaney aaamccclain@aol.com,
 edpabankcourt@aol.com
 JOHN L. MCCLAIN on behalf of Debtor William Chaney aaamccclain@aol.com, edpabankcourt@aol.com
 JOSEPH ANGE DESOYE on behalf of Creditor Embrace Home Loans, Inc. paeb@fedphe.com
 JOSEPH ANGE DESOYE on behalf of Creditor U.S. Bank National Association, As Trustee For et al.
 al. paeb@fedphe.com
 KEVIN G. MCDONALD on behalf of Creditor Specialized Loan Servicing LLC bkggroup@kmlawgroup.com
 KEVIN G. MCDONALD on behalf of Creditor U.S. Bank National Association, As Trustee For et al.
 bkggroup@kmlawgroup.com
 MARIO J. HANYON on behalf of Creditor US Bank National Association, As Trustee For
 Securitized Asset Backed Receivables LLC etal paeb@fedphe.com
 MARIO J. HANYON on behalf of Creditor Embrace Home Loans, Inc. paeb@fedphe.com
 MATTEO SAMUEL WEINER on behalf of Creditor Specialized Loan Servicing LLC
 bkggroup@kmlawgroup.com

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The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email)
system (continued)

MATTEO SAMUEL WEINER on behalf of Creditor U.S. Bank National Association, as Trustee for
Securitized Asset Backed Receivables LLC Trust 2006-NC2, Mortgage Pass-Through Certificates,
Series 2006-NC2 bkgroup@kmlawgroup.com
PAMELA ELCHERT THURMOND on behalf of Creditor City of Philadelphia pamelathurmond@phila.gov,
karena.blaylock@phila.gov
THOMAS I. PULEO on behalf of Creditor U.S. Bank National Association, as Trustee for
Securitized Asset Backed Receivables LLC Trust 2006-NC2, Mortgage Pass-Through Certificates,
Series 2006-NC2 tpuleo@kmlawgroup.com, bkgroup@kmlawgroup.com
United States Trustee USTPRegion03.PH.ECF@usdoj.gov
WILLIAM C. MILLER, Esq. ecfemails@ph13trustee.com, philaecf@gmail.com
WILLIAM EDWARD CRAIG on behalf of Creditor Santander Consumer USA Inc.
ecfmail@mortoncraig.com, mhazlett@mortoncraig.com;mortoncraigecf@gmail.com

TOTAL: 18

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE:

Chaney, William
Chaney, Janet
Debtors

: Chapter 13

: 16-12050 amc

ORDER

AND NOW, this day of 2018, upon consideration of the second application by Debtors, **William and Janet Chaney**, it is hereby **ORDERED** as follows:

1. The Debtor's Motion to the property located at 7746 Clements Road, Wyncote, Cheltenham Township, Pennsylvania 19095, is hereby approved,
2. The Court finds the Buyer to be a purchaser in good faith,
3. The Debtor is authorized and permitted to make the following, distributions from proceeds generated at settlement:
 - (a) Any and all past due real estate taxes, if any, and present real estate taxes if any, shall be prorated to the date of settlement,
 - (b) Municipal claims, if any, including past due sewer, water or refuse charges, if any, and any present municipal claims prorated at settlement;
 - (c) Any mortgage claim existing on the subject premises; with respect to the mortgage held by Embrace Home Loans, Inc. ("Lender"), the sale is subject to a payoff quote obtained from Lender which is valid through the date of settlement, the sale is conditioned upon the full satisfaction of Lender's mortgage lien and that Lender's lien is retained until satisfied in full.
 - (d) Valid judgment liens if any;
 - (e) All applicable closing costs including any real estate transfer taxes, realtor's commission paid in conformity with the terms, and conformity with the terms, and condition of the agreement of sale; and
 - (f) The remaining proceeds shall be distributed to the debtors.
4. This Order shall be effective immediately and shall not be subject to the Stay otherwise imposed by Bankruptcy Rule 6004 (g); and
5. The Debtor is authorized to sign all deeds and other documents needed to transfer good title to the Real Property to the Buyer.
6. The Title Company shall send a copy of the final HUD-1 Settlement Statement to

William C. Miller, Trustee, P.O. BOX 1229, Philadelphia, PA 19105, within 2 Days after closing.

BY THE COURT



Date: August 11, 2020

Ashely M. Chan
U.S. BANKRUPTCY JUDGE

John L. Mc Clain, Attorney for Debtor
John L. Mc Clain and Associates
PO Box 123
Narberth, PA 19072-0123

William C. Miller, Trustee
P.O. Box 40119
Philadelphia, PA 19106

Embrace Home Loans, Inc.
c/o Rushmore Loan Management Services LLC
1755 Wittington Place, Suite 400
Dallas, TX 75234

Embrace Home Loans, Inc. c/o Daniel P. Jones, Esq.,
STERN & EISENBERG, PC
The Shops at Valley Square
1581 Main Street, Suite 200
Warrington, PA 18976
Phone: (215) 572-8111
Fax: (215) 572-5025
Email: djones@sterneisenberg.com

Sharyn Soliman, Real Estate Agent,
Keller Williams Real Estate
910 Harvest Drive
Blue Bell, PA 19422

William and Janet Chaney
7746 Clements Road
Wyncote, PA 19095